

## **DODGE COUNTY TAXATION COMMITTEE**

September 22, 2014, 8:00 A.M.

ROOM 1A DODGE COUNTY ADMINISTRATION BUILDING  
JUNEAU, WI 53039

The meeting was called to order by Secretary Mattson at 8:16 a.m.

Members present: Rodger Mattson, and Dennis R. Schmidt (alternate member), Jeff Berres arrived at 8:30 a.m.

Member absent and excused: Ed Nelson.

Others present: James E. Mielke, Administrator, Patti K. Hilker, Treasurer, John F. Corey, Corporation Counsel, Michael Wacker, President and CEO of MacFab Metal Products, LLC, Tim Fletcher, Chairman of the Town Board of the Town of Burnett, and Harold Nitschke, Supervisor of the Town Board of the Town of Burnett.

A motion was made by Mattson, and seconded by Schmidt to approve the agenda and allow the Chairman to go out of order as needed to efficiently conduct the meeting. Motion carried.

A motion was made by Schmidt, and seconded by Mattson to approve the August 19, 2014 minutes as presented. Motion carried.

There was consideration of and discussion about the former MetalFab Property located at 401 Madison Street and 415 Madison Street, in the City of Beaver Dam, regarding the status of unpaid rent, the future use of the building on the site, and termination of the current Commercial Lease for the building on the site. A motion was made by Mattson, and seconded by Schmidt to not adjust the rent, and leave it at \$6,000.00 per month. Motion carried.

There was consideration of and discussion about the replacement of 12 radiant heating devices in the former MetalFab building located in the City of Beaver Dam, Wisconsin. A motion was made by Mattson, and seconded by Schmidt to not replace 12 radiant heating devices in the former MetalFab building located in the City of Beaver Dam, Wisconsin. Motion carried.

There was consideration of and discussion about the former MetalFab Property located at 401 Madison Street and 415 Madison Street, in the City of Beaver Dam, regarding the status of unpaid rent, the future use of the building on the site, and termination of the Commercial Lease for the building on the site. A motion was made by Schmidt, and seconded by Mattson to direct Michael Wacker to send a letter to John F. Corey, Corporation Counsel, by not later than October 6, 2014, wherein Michael Wacker will state whether or not MacFab Metal Products, LLC (MacFab), will continue to rent the building on site, and, in the event that Michael Wacker states that MacFab will continue to rent the building on site, then, Michael Wacker will include in the letter, a schedule setting forth the dates on which MacFab will pay to Dodge County, past due rent, and the amounts of past due rent that MacFab will pay to Dodge County on each of those dates, and Michael Wacker will include in the letter a schedule setting forth the dates on which MacFab will pay to Dodge County, rent that will become due on the first day of October, 2014, and on the first day of each month, thereafter, and the amount of the rent that will become due on the first day of October, 2014, and on the first day of each month, thereafter, that MacFab

will pay to Dodge County, on each of those dates; and, in the event that Michael Wacker states that MacFab will not continue to rent the building on site, then, Michael Wacker will include in the letter, a schedule setting forth the date on which MacFab will terminate the Commercial Lease on the building, the date on which MacFab will vacate the building, the dates on which MacFab will pay to Dodge County, past due rent, and the amounts of past due rent that MacFab will pay to Dodge County on each of those dates, and the dates on which MacFab will pay to Dodge County, rent that will become due on the first day of October, 2014, and on the first day of each month, thereafter, and the amount of the rent that will become due on the first day of October, 2014, and on the first day of each month, thereafter, that MacFab will pay to Dodge County, on each of those dates. Motion carried.

There was consideration of and discussion regarding a request from the Chairman of the Town of Burnett for Dodge County to undertake and complete a survey of lands located in the Town of Burnett.

There was consideration of and discussion with Tim Fletcher, Chairman of the Town Board of the Town of Burnett, and Harold Nitschke, Supervisor of the Town Board of the Town of Burnett about the recent sale and purchase of a parcel of real estate to which Dodge County Parcel Identification Number 006-1215-1644-061 has been assigned, and the recent sale and purchase of a parcel of real estate to which Dodge County Parcel Identification Number 006-1215-1644-060 has been assigned.

Treasurer, Patti K. Hilker, opened the bids that were received for the 2014-2015 Lawn Maintenance/Snow Removal Contract for County-owned properties. The first bid that was opened was from Scott's Lawn Care & Snow Removal in the amount of \$125/week all inclusive for lawn maintenance for only the former Monarch Iron Range property and the 1026 W. Burnett Street, Beaver Dam property and \$25.00 per snowfall for snow removal for only the 1026 W. Burnett Street, Beaver Dam property. The second bid that was opened was from S&S Lawn Care in the amount of \$60.00 per cutting for lawn maintenance and \$35.00 per snow/ice removal for the Monarch Property, and \$45.00 per cutting/snow/ice removal for the two (2) properties in the Town of Lebanon, and the 419 N. Church St., Watertown property, and \$35.00/per cutting/snow/ice removal for the 1026 W. Burnett Street Beaver Dam property. A motion was made by Mattson, and seconded by Schmidt to award the 2014-2015 Lawn Maintenance/Snow Removal Contract for County-owned properties to S&S Lawn Care in the amounts listed above for a term starting on October 1, 2014, and ending on September 31, 2015, on the terms and conditions set forth in the solicitation for bids. Motion carried. Treasurer Patti Hilker stated that she will obtain the proper liability insurance paperwork from S&S Lawn Care, including a provision that Dodge County is a Named Insured under the terms of S&S's liability insurance policy.

There was consideration of and discussion about engaging Environmental Management Consultant, Inc., to conduct a pre-demolition inspection for asbestos, lead paint, mercury, and PCB-containing devices and to make a written report, of the former MetalFab building located in the City of Beaver Dam, Wisconsin, at an estimated cost of \$4,000-\$5,000 including labor costs and costs of analysis of samples taken. A motion was made by Mattson, and seconded by

Schmidt to postpone action on this matter until the next Taxation Committee meeting. Motion carried.

There was consideration of and discussion about the removal and replacement of a part of the sidewalk at 415 Madison Street, in the City of Beaver Dam.

There was consideration of and discussion about transferring Lots 7 and 8 of the Plat of Monarch Development to the City of Beaver Dam. Motion by Mattson, second by Schmidt to recommend to the County Board that it approve and authorize the sale of Lots 7 and 8 of the Plat of Monarch Development to the City of Beaver Dam, Wisconsin, at a purchase price of \$500 per lot, contingent upon the receipt by the City of Beaver Dam of grant funds from the Wisconsin Department of Natural Resources to construct stormwater detention ponds on these two lots. Motion carried.

There was consideration of and discussion about a parcel of real estate to which Dodge County Parcel Identification Number 291-0915-3321-059 has been assigned, located in the City of Watertown, and formerly owned by Jennifer A. Hays, and now owned by Dodge County. A motion was made by Berres, and seconded by Mattson to reestablish an appraised value of \$1,000 for this parcel of real estate. Motion carried.

There was consideration of and discussion about a parcel of real estate to which Dodge County Parcel Identification Number 206-1214-3341-093 has been assigned, located in the City of Beaver Dam, and owned by Charlotte Vandenburg. A motion was made by Mattson, and seconded by Schmidt to include this parcel of real estate in the 2015 Proceeding In Rem to foreclosure delinquent taxes. Motion carried.

There was consideration of and discussion about a parcel of real estate to which Dodge County Parcel Identification Number 032-1014-1943-001 has been assigned, located in the Town of Lowell, and owned by Matthew B. Damrow.

There was consideration of and discussion about a parcel of real estate to which Dodge County Parcel Identification Number 141-1116-2512-041 has been assigned, located in the Village of Iron Ridge, and owned by Phyllis Lee and George E. Lee, Jr.

There was consideration of and discussion about unpaid, delinquent real property taxes on two parcels of real estate to which Dodge County Parcel Identification Number 006-1215-1642-001 and Dodge County Parcel Identification Number 006-1215-1642-003, respectively, have been assigned, located in the Town of Burnett, and owned by Lillie Frank. Betty Koch-Miller appeared by speakerphone in connection with these matters. There was discussion by and between Committee members and Betty Koch-Miller regarding these matters. It was the consensus of the Committee to include in the 2015 Proceeding In Rem to foreclosure delinquent taxes on a parcel of real estate to which Dodge County Parcel Identification Number 006-1215-1642-001 has been assigned, and which is owned by Lillie J. Frank.

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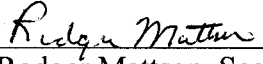
There was consideration of and discussion about reestablishing appraised values for unsold In Rem properties from prior years to which Dodge County has taken title.

John F. Corey reported on the status of the small claims eviction actions for 2014 In Rem Tax properties.

Patti K. Hilker reported on the status of the 2015 In Rem Tax Foreclosure Proceeding.

The next regular meeting of the Taxation Committee is scheduled for Wednesday, October 8, 2014, at 8:30 a.m., in Meeting Room 1A of the Dodge County Administration Building.

A motion was made by Mattson, and seconded by Schmidt to adjourn the meeting at 11:20 a.m. Motion carried.

  
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Rodger Mattson, Secretary

**Disclaimer: The above minutes may be approved, amended or corrected at the next committee meeting.**